

House Bill 800

By: Representatives Loudermilk of the 14<sup>th</sup>, Lewis of the 15<sup>th</sup>, Lunsford of the 110<sup>th</sup>, Franklin of the 43<sup>rd</sup>, Davis of the 109<sup>th</sup>, and others

A BILL TO BE ENTITLED

AN ACT

1 To amend Article 6 of Chapter 3 of Title 44 of the Official Code of Georgia Annotated,  
2 relating to property owners' associations, so as to provide for the suspension of lot owners'  
3 obligations for the payment of assessments when the board of directors of an association is  
4 not in compliance with the Georgia Property Owners' Association Act, the articles of  
5 incorporation of the association, or the bylaws adopted by the association; to provide for  
6 related matters; to repeal conflicting laws; and for other purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 **SECTION 1.**

9 Article 6 of Chapter 3 of Title 44 of the Official Code of Georgia Annotated, relating to  
10 property owners' associations, is amended by adding a new Code Section 44-3-236 to read  
11 as follows:

12 "44-3-236.

13 If a board of directors fails to comply with any requirement of this article, the articles of  
14 incorporation of the association, or the bylaws adopted by the association, then the lot  
15 owners' obligations for the payment of any assessment for common expenses shall be  
16 suspended until such time as the board of directors brings itself back into compliance."

17 **SECTION 2.**

18 All laws and parts of laws in conflict with this Act are repealed.